

04 October 2023

Our Ref: 4842951
File Ref: MCU2023/0006
Enquiries: Jorja Feldt

North Queensland Hotel Investments PL
C/- BNC Planning
PO Box 5463
TOWNSVILLE QLD 4820

Sent via email: enquiries@bncplanning.com.au

Dear Benjamin,

Decision Notice – Approval
(Given under Section 63 of the *Planning Act 2016*)

The assessment manager wishes to advise that the application was approved under delegation on 04 October 2023. The approval is subject to reasonable and relevant conditions and supported by a notice of reasons as detailed below:

Applicant details

Applicant name: North Queensland Hotel Investments PL C/- BNC Planning

Location details

Street address: 9 Mosman Street, Charters Towers City QLD 4820
Real property description: Lot 53 on SP210857
Current lawful use: Hotel

Application details

Application number: MCU2023/0006
Approval type: Development Permit
Development type: Material Change of Use
Category of assessment: Impact Assessment
Description of development: Hotel (Extension to Existing Hotel) and Partial Demolition of a Local Heritage Place
Definition of use: *A Hotel is defined as the use of premises for—
(i) selling liquor for consumption on the premises; or
(ii) a dining or entertainment activity, or providing accommodation to tourists and travellers, if the use is ancillary to the use in subparagraph (i); but does not include a bar.*
Categorising instrument: Charters Towers Regional Town Plan Version 2

PO Box 189 Charters Towers Qld 4820

ADMINISTRATION: 12 Mosman Street Charters Towers Qld 4820 Australia

PH. (07) 4761 5300 | **F.** (07) 4761 5344 | **E.** mail@charters Towers.qld.gov.au | **ABN.** 67 731 313 583

www.charters Towers.qld.gov.au

1. Details of the approval

Details of the approval are listed below in accordance with the *Planning Regulation 2017*.

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Conditions of approval

Condition Number	Condition	Timing																																																		
Approved Plans/Documents																																																				
1)	<p>Development is to be carried out generally in accordance with the submitted application including the following plans and supporting documentation except where amendments are required to satisfy the conditions of this approval:</p> <table><tr><th>Drawing Title:</th><th>Prepared by:</th><th>Date:</th><th>Reference No:</th><th>Revision:</th></tr><tr><td>Site Plan-General</td><td>The Design House</td><td>02/06/23</td><td>2023-011-C DD 08</td><td>4</td></tr><tr><td>Floor Plan – Ground Floor</td><td>The Design House</td><td>02/06/23</td><td>2023-011-C DD 09</td><td>4</td></tr><tr><td>Floor Plan – First Floor</td><td>The Design House</td><td>02/06/23</td><td>2023-011-C DD 10</td><td>4</td></tr><tr><td>Elevations</td><td>The Design House</td><td>02/06/23</td><td>2023-011-C DD 11</td><td>4</td></tr><tr><td>Floor Plan – Ground Floor</td><td>The Design House</td><td>02/06/23</td><td>2023-011-C DD 00</td><td>4</td></tr><tr><td>Floor Plan – Ground Floor (Annotated with sewer realignment mark up)</td><td>The Design House</td><td>02/06/23</td><td>2023-011-C DD 00</td><td>4</td></tr><tr><td>Demolition Plan GF</td><td>The Design House</td><td>23/01/23</td><td>2023-011-C DD 06</td><td>1</td></tr><tr><td>Demolition Plan FF</td><td>The Design House</td><td>23/01/23</td><td>2023-011-C DD 07</td><td>1</td></tr><tr><td>Site Based Stormwater</td><td>Northern Consulting Engineers</td><td>02/08/2023</td><td>MJ2323-SBSM</td><td>A</td></tr></table>	Drawing Title:	Prepared by:	Date:	Reference No:	Revision:	Site Plan-General	The Design House	02/06/23	2023-011-C DD 08	4	Floor Plan – Ground Floor	The Design House	02/06/23	2023-011-C DD 09	4	Floor Plan – First Floor	The Design House	02/06/23	2023-011-C DD 10	4	Elevations	The Design House	02/06/23	2023-011-C DD 11	4	Floor Plan – Ground Floor	The Design House	02/06/23	2023-011-C DD 00	4	Floor Plan – Ground Floor (Annotated with sewer realignment mark up)	The Design House	02/06/23	2023-011-C DD 00	4	Demolition Plan GF	The Design House	23/01/23	2023-011-C DD 06	1	Demolition Plan FF	The Design House	23/01/23	2023-011-C DD 07	1	Site Based Stormwater	Northern Consulting Engineers	02/08/2023	MJ2323-SBSM	A	At all times.
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Condition Number	Condition	Timing
	Management Plan	
General		
2)	The development is permitted to operate from 9am to 2am, 7 days per week.	At all times.
3)	a) Comply with all conditions within this Development Permit with conditions prevailing over the approved plan(s) and document(s) in all instance; b) Meet the cost of all works associated with the development including any alterations, relocations or repairs to damaged Council infrastructure, and c) All repairs, alterations and relocations of Council infrastructure are to be in accordance with the relevant Council policy and/or Australian Standard.	At all times.
Environmental		
4)	The construction of the development (not operation) must be limited to 0630—1830 Monday to Saturday and not at all on Sunday and public holidays as per Section 440R of the <i>Environmental Protection Act 1994</i> . Noise generated from construction must be within the limits set by the <i>Environmental Protection Act 1994</i> and the <i>Environmental Protection (Noise) Policy 2019</i> .	As part of construction works; and Maintained at all times thereafter.
5)	Ensure that: a) Works occur so they do not cause unreasonable interference with the amenity of adjoining premises because of noise, air or other chemical pollutants; b) The premises including the adjoining Council controlled road reserve are kept in a safe, clean and tidy state, and c) All construction materials are contained wholly within the premises.	As part of construction works; and Maintained at all times thereafter.
Operational Works		
6)	A Development Permit for Operational Works must be obtained from Council prior to the commencement of construction. The Development Application for Operational Works is to include the following: a) Driveways and Access; b) Stormwater Management (quantity, flood and drainage control)(only if required); and c) Relocation of sewer infrastructure.	Prior to Development permit of building works.
Building, Plumbing and Drainage Works		
7)	Obtain a Development Permit for Building Works in accordance with the <i>Planning Act 2016</i> . Construction is to comply with the <i>Building Act 1975</i> , the <i>National Construction Code</i> and the requirements of other relevant authorities.	Prior to commencement of the use.
8)	Obtain a Permit for Plumbing and Drainage Works in accordance with the <i>Plumbing and Drainage Act 2018</i> and the <i>Plumbing and Drainage Regulation 2019</i> . Construction is to comply with the <i>National</i>	Prior to commencement of the use.

Condition Number	Condition	Timing
	<i>Construction Code: Volume Three – Plumbing Code of Australia 2019, the Queensland Plumbing and Waste Water Code 1: 2019 and the requirements of other relevant authorities.</i>	
9)	All plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.	Prior to commencement of the use; and Maintained at all times thereafter.
10)	Outdoor lighting is to comply with <i>Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> . All lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining the sites.	At all times.
Transport		
11)	A total of twenty-one (21) car parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. These spaces and all vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with and <i>AS2890.1 Off-Street Car Parking</i> and the <i>Manual of Design Vehicles and Turning Path Templates SAA HB 72 (AUSTROADS 1995)</i> .	In accordance with a Development Permit for Operational Works; and Maintained at all times thereafter.
12)	Construct two (2) driveway crossovers at the nominated ingress and egress locations along the frontage of Bow Street (as shown on the plans) in accordance with Council's standard drawing <i>CTRC-003 Roads commercial driveway slab</i> . Kerb and channelling is required to be reinstated where existing driveways are being decommissioned.	In accordance with a Development Permit for Operational Works; and Maintained at all times thereafter.
13)	No new access locations are permitted to or from Mosman Street.	At all times.
14)	A localised Traffic Impact Assessment for Bow Street must be undertaken by an appropriately qualified and experienced Traffic Engineer in accordance with Austroads guidelines. The assessment must (at a minimum):	Prior to the issue of a Development Permit for Operational Works.

Condition Number	Condition	Timing
	<ul style="list-style-type: none"> a. assess and validate existing traffic conditions in the vicinity of the development (on Bow Street) by patrons of the hotel and other users of the Street; b. analyse the impact that development will have on the use of Bow Street related to pedestrians and vehicle movements; c. provide recommendations in relation to any required ameliorative works or augmentation required (ie. Amending traffic flow to one-way) to ensure Bow Street and the proposed access locations are safe and trafficable for its users; d. provide evidence that Bow Street is an appropriate service street for the purpose of waste collection as required by the waste management plan or relocate the proposed refuse storage location. <p>The Traffic Impact Assessment must be submitted to and approved by Council.</p>	
Stormwater		
15)	All stormwater runoff must be piped from roofed areas and discharged to a kerb and channel drainage system in a Council controlled road, or an approved inter allotment stormwater drainage system, in accordance with <i>Queensland Urban Drainage Manual 2016</i> and <i>AS3500.3:2018 Plumbing and Drainage - Stormwater Drainage</i> .	At all times.
16)	All stormwater works must be carried out in accordance with the approved Site Based Stormwater Management Plan.	Prior to commencement of use.
Waste Management		
17)	Waste storage area/s are to be sufficient in size to house all waste collection containers including recycling waste containers. The waste storage area/s must be suitably enclosed and imperviously paved, with a hose cock and hose fitted near the enclosure to ensure the area can be easily and effectively cleaned.	Prior to commencement of the use; and Maintained at all times thereafter.
18)	Waste storage areas shall be: <ul style="list-style-type: none"> a) Situated in locations not visible from the street front, and b) Provided with a 1.8m solid screen fence located around storage areas. 	At all times.
19)	Provide a waste management plan prepared by a suitably qualified person, that demonstrates the disposal frequency and methodology and demonstrates that the size and location of the proposed refuse storage location is safe, serviceable, and does not cause unreasonable interference with the amenity of nearby sensitive receptors (ie. The dwellings on Bow Street).	Prior to commencement of use.
Landscaping		

Condition Number	Condition	Timing
20)	<p>Submit to Council for approval a full Landscaping Plan prepared by a suitably qualified consultant which demonstrates:</p> <ul style="list-style-type: none"> a) All areas proposed to be landscaped; a) The Species used and their suitability for the North Queensland climate, b) The type of irrigation system used; c) The retention of the existing planter boxes and landscaping on Jane Street and the extension of a similar landscaping design for the full length of the site frontage on Jane Street; and d) Landscaping treatment on the building (ie. hanging plants) for the length of the Mosman Street frontage. <p>Upon approval of the Landscaping Plan, construct and maintain the landscaping.</p>	In conjunction with a Development Permit for Operational Works; and Maintained at all times thereafter.
21)	A minimum 1.8m high solid fence is to be constructed/maintained on the entire site frontage to Bow Street and Jane Street (with the exception of the approved access locations and where the built form is built to boundary).	Prior to commencement of the use; and Maintained at all times thereafter.
22)	The existing dividing fence between the Shop and the adjacent dwelling house on Mosman Street must be retained and maintained at all times.	Maintained at all times.
Local Heritage Place		
23)	<p>The works subject to the Building Works for Demolition of a Local Heritage Place include only those works proposed in the approved plans.</p> <p>No demolition works are permitted to the external built form or any façade with the exception of the rear of the site to facilitate access to the proposed extension.</p> <p>Submit to Council for approval an archival record of the premises prepared by a suitable qualified heritage consultant.</p>	Prior to obtaining a development permit for building works and maintained at all times.
24)	Details of the proposed colours and materials for the extension are to be submitted to Council for endorsement.	Prior to the issue of a Development Permit for Building Work.
Noise Generation		
25)	The approved development must not generate noise that unreasonably interferes with the use and enjoyment of a nearby residential land use.	At all times.

Condition Number	Condition	Timing
Lawful Commencement		
26)	Request a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.	Prior to the commencement of the use
27)	Notify Council within 20 business days that this approved use has lawfully commenced.	Prior to the commencement of the use

Advisory Notes

Scale or Intensity of Use

- A. Any proposal to increase the scale or intensity of the use/new use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Planning Act 2016* and would have to comply with the requirements of the relevant provisions.

Local and State Heritage

- B. The Charters Towers Regional Council local government area contains significant Local and State heritage features including stone pitch kerbing and channels and footbridges. Persons damaging or removing Local or State heritage features may be prosecuted and fined with the maximum penalty under the *Planning Act 2016*. Please contact Council prior to commencing any works, to determine if there are any Local or State heritage features within or adjacent to the premises.

Aboriginal and Cultural Heritage

- C. The *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* requires anyone who carries out a land-use activity to exercise a duty of care. Land users must take all reasonable and practicable measures to ensure their activity does not harm Aboriginal or Torres Strait Islander cultural heritage. Prior to carrying out works, it is advised that you contact the Department of Aboriginal and Torres Strait Islander Partnerships on (07) 4799 7470 or by post at PO Box 5620 TOWNSVILLE QLD 4810. For further information on cultural heritage duty of care please visit: <https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-duty-care>

Abandoned Mine Shafts

- D. The city of Charters Towers is subject to a significant number of abandoned mine shafts due to the former gold rush era. It is recommended that all searches be undertaken through the Queensland State Government's Department of Natural Resources Mines and Energy (DNRME) to ensure that the development is not unduly impacted upon by these shafts. The DNRME can be contacted on 13 74 68.

Wet Tropics World Heritage Area

- E. Land within the Charters Towers Regional Council local government area falls within the Wet Tropics World Heritage Area and is governed by the *Wet Tropics World Heritage Protection and Management Act 1993* and the *Wet Tropics Management Plan 1998*. Prior to carrying out works, it is advised that you contact the Wet Tropics Management Authority on (07) 4241 0500 or by post at PO Box 2050 CARINS QLD 4870. For further information including viewing the Act, Management Plan and Interactive Mapping, please visit: <http://www.wettropics.gov.au/>

Workplace Health and Safety

- F. Ensure compliance with the *Work Health and Safety Act 2011*. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises

Advisory Notes	
	risks to the health and safety of members of the public at or near the workplace during construction work. It is the principal contractor's responsibility to ensure compliance with the <i>Work Health and Safety Act 2011</i> . It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work. It is the responsibility of the person in control of the workplace to ensure compliance with the <i>Work Health and Safety Act 2011</i> . It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.
Environmental nuisance	
G.	<p>Ensure compliance with the <i>Environmental Protection Act 1994</i>. It states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks and construction phases of this development, are to adhere to their "general environmental duty" to minimise the risk of causing environmental harm.</p> <p>Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council to cause undue disturbance or annoyance to persons or affect property not connected with the use.</p>
Airport Operations	
H.	Where works may impact on the safety operation of the Charters Towers Airport such as the use of cranes, industrial lighting or involve impacts such as gaseous plumes, it is advised that you contact one of Council's Airport Reporting Officer(s) on (07) 4761 5300 prior to works commencing.
Ergon Energy and Telstra Corporation Contact Details	
I.	<p>Where a condition requires connections to reticulated electricity and/or telecommunications or a certificate of supply, please contact the below:</p> <ul style="list-style-type: none"> a) Ergon Energy Connection Solution's Team – (07) 4931 1012, and/or b) NBN Co – 1800 687 626.
Council Forms, Policies and Drawings	
J.	<p>In achieving compliance with conditions, the below Council forms will need to be completed for this development:</p> <ul style="list-style-type: none"> a) F0227 - Application to carry out works on a Council road (including pathways) b) Standard drawings and specifications for driveways and roads c) F0313 – Request for water supply connection or disconnection d) F0347 – Application for sewer main cut-in

3. Currency period for the development application approval

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of **six (6) years**.

4. Further development permits

PO Box 189 Charters Towers Qld 4820

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Please be advised that the following development permits are required to be obtained before the development can be carried out:

1. Development Permit for Building Work.
2. Development Permit for Operational Works (if required).

5. Referral agencies

The development application did not require referral under Schedule 10 of the *Planning Regulation 2017*

6. Submission(s)

Not properly made submissions were received.

7. Notice of reasons

This notice is prepared in accordance with Section 63(5) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application.

Description of the development:	The proposed development is for a Development Permit for Material Change of Use for Extension of existing Hotel and Building Works approval for a partial demolition of a Local Heritage Place.		
Reasons for the decision:	The proposal was assessed against the relevant provisions of the North Queensland Plan 2020 and the Charters Towers Regional Town Plan Version 2 with the proposal found to comply with the applicable codes. Despite the development proposing partial demolition of a local heritage place and presenting a shortfall in carparking, the proposal furthers the strategic framework of the Charters Towers Regional Plan.		
Assessment benchmarks:	The proposed development was assessed against the relevant assessment benchmarks of the Charters Towers Regional Town Plan including the: <ul style="list-style-type: none"> 1) Heritage Overlay Code; 2) Centre Zone Code; and 3) Development Works Code 		
	The proposed development was assessed against all the assessment benchmarks listed about and is considered to comply or can be conditioned to comply.		
	Assessment benchmark:	Reasons for the approval despite non-compliance with benchmark:	
	AO8/PO8 Development Works Code	The site is constrained by an existing Local Heritage Place and additional carparking provision is not physically available to be provided on site.	
	PO2 Heritage Overlay Code	The application is not supported by a r submission of an Engineering report by a suitably qualified professional (Registered Practicing Engineer of Queensland) that demonstrates the building or structure is structurally unsound,	

		represents a public safety risk and is beyond reasonable repair. Notwithstanding, the extent of demolition is predominantly internal and an archival report has been conditioned.
Relevant matters:	There are no additional matters that were considered.	
Matters raised in submissions:	Submission Point: No properly made submissions were received.	Council Response: N/A

8. Other requirements under section 43 of the *Planning Regulation 2017*

There are no other requirements.

9. Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision are set out in Chapter 6, Part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see Chapter 6, Part 2 of the *Planning Act 2016*). Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website: <http://www.courts.qld.gov.au/courts/planning-and-environment-court>.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*. The timeframes for starting an appeal in the Planning and Environment Court are set out in Section 229 and Schedule 1 of the *Planning Act 2016*.

Should you wish to discuss this matter, please contact Paul Want, Manager Planning and Development on (07) 4761 5522.

Yours faithfully

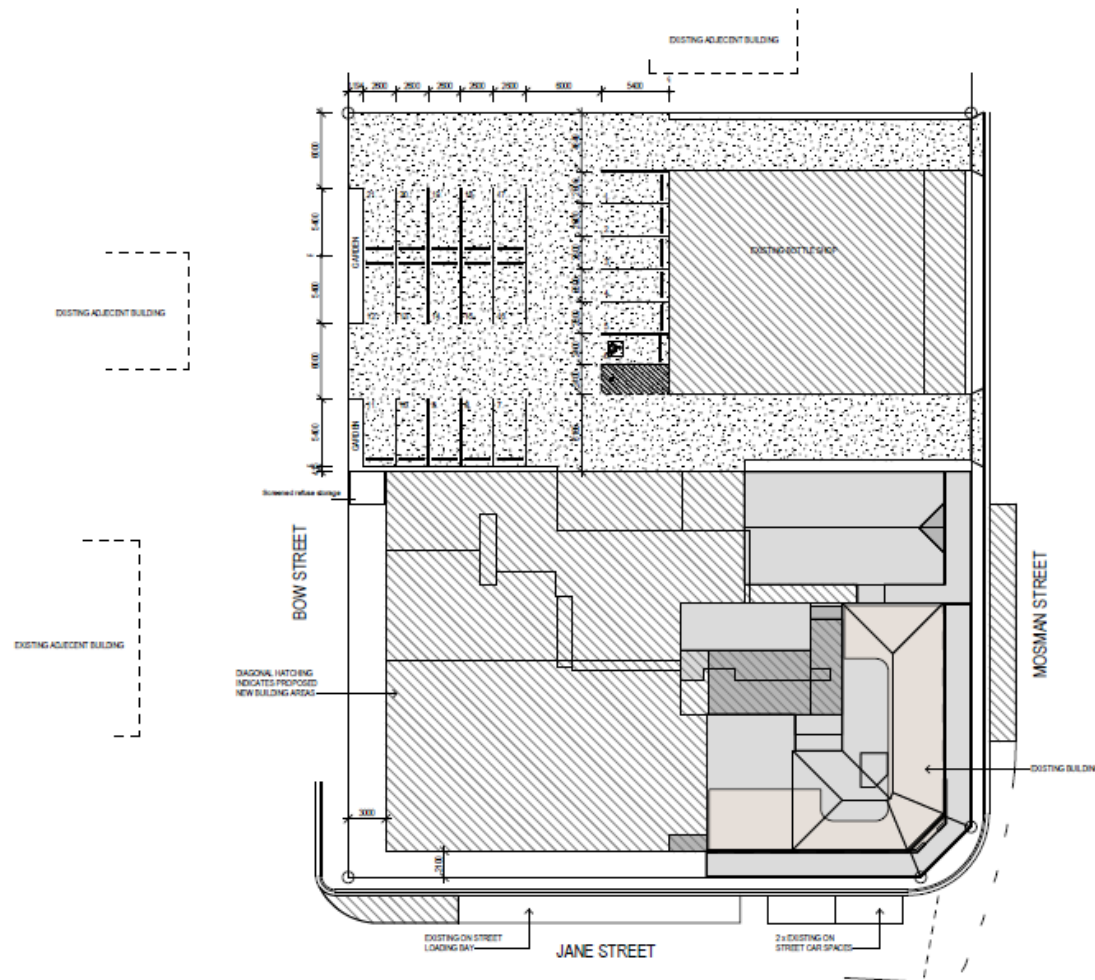


Paul Want
Manager Planning and Development

WIND CATEGORY C2



PLANNING & DEVELOPMENT APPROVED
 DATE: 04 October 2023
 APPLICATION: MCU2023/0006



1 SITE PLAN
 1:200

REAL PROPERTY DESCRIPTION
 LOT 15 ON DP 218857
 AREA OF LAND: 3229m²
 LOCAL GOVERNMENT: CHARTERS TOWERS COUNCIL

NOTES:
 1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
 2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
 3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
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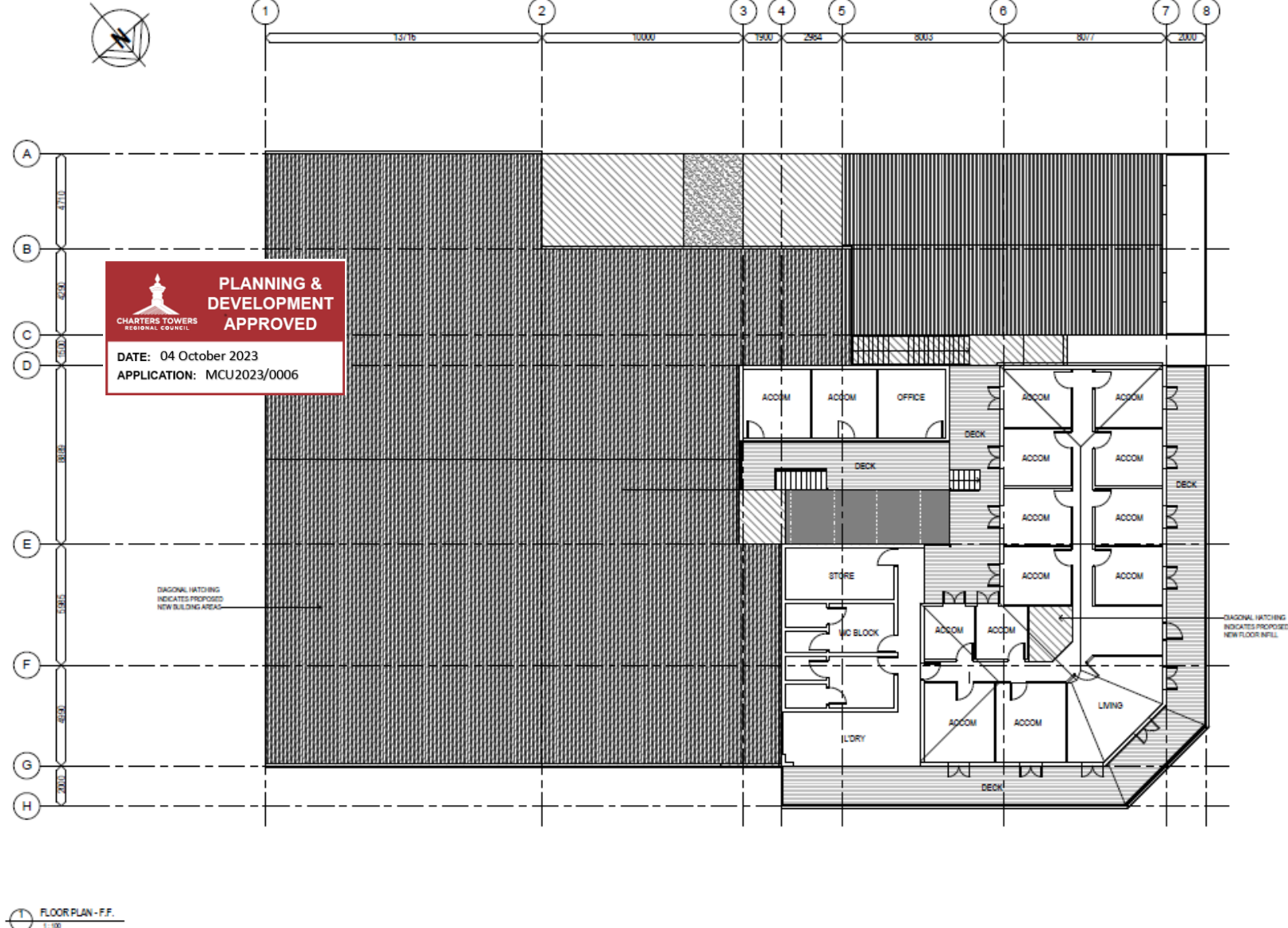
ISSUE: DATE: DESCRIPTION:

THE DESIGN HOUSE NQ
 m: 0423 623 647
 a: 11 Cashell Crescent, Bushland Beach, QLD 4818
 e: nathan@thedesigthouseenq.com.au
 w: www.thedesigthouseenq.com.au
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 BUILDING DESIGN OPEN RISE



Project: RENOVATIONS & EXTENSION
 Client: WAVERLY HOTEL
 Location: 19 MOSMAN STREET, CHARTERS TOWERS

TITLE: SITE PLAN - GENERAL
 Date: 02.06.23 Drawn: N.H.
 Scale: 1 : 200 Designed: N.H.
 Job No.: 2023-011-C Drawing No.: DD 08 Rev.: 4



NOTES:
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Project: RENOVATIONS & EXTENSION
Client: WAVERLY HOTEL
Location: 19 MOSMAN STREET, CHARTERS TOWERS

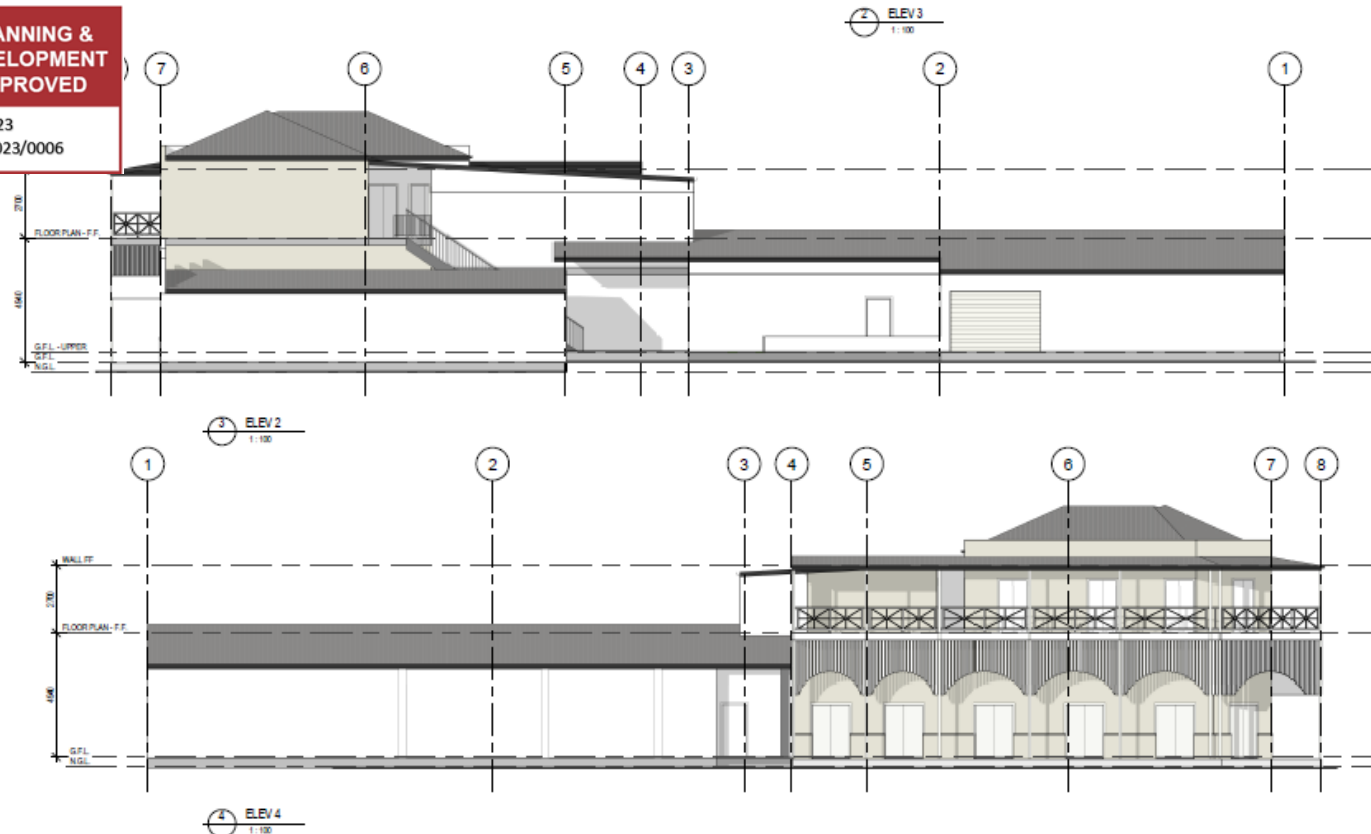
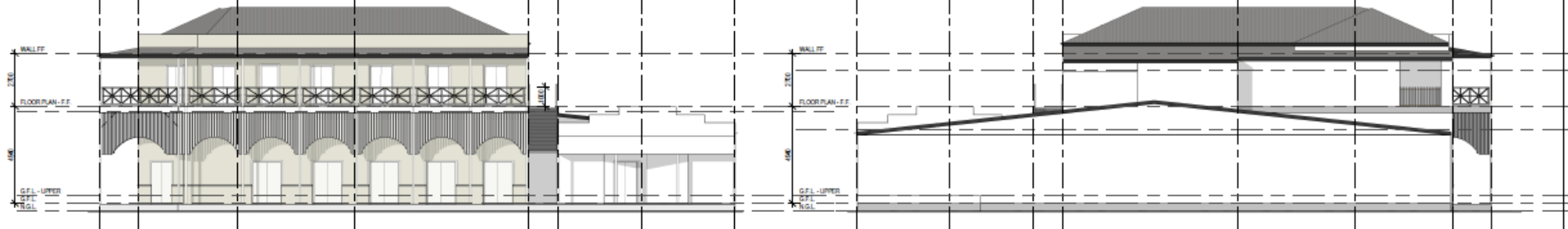
TITLE: FLOOR PLAN - FIRST FLOOR
Date: 02.06.23 **Drawn:** N.H.
Scale: 1:100 **Designed:** N.H.
Job No.: 2023-011-C **Drawing No.:** DD 10 **Rev.:** 4

ADMINISTRATION: 12 Mosman Street Charters Towers Qld 4820 Australia

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DATE:

DESCRIPTION:

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The
Design
House^{NQ}

Project: RENOVATIONS & EXTENSION

Client: WAVERLY HOTEL

Location: 19 MOSMAN STREET,
CHARTERS TOWERS

TITLE: ELEVATIONS

Date: 02.06.23 Drawn: Author

Scale: 1 : 100 Designed: Designer

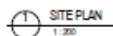
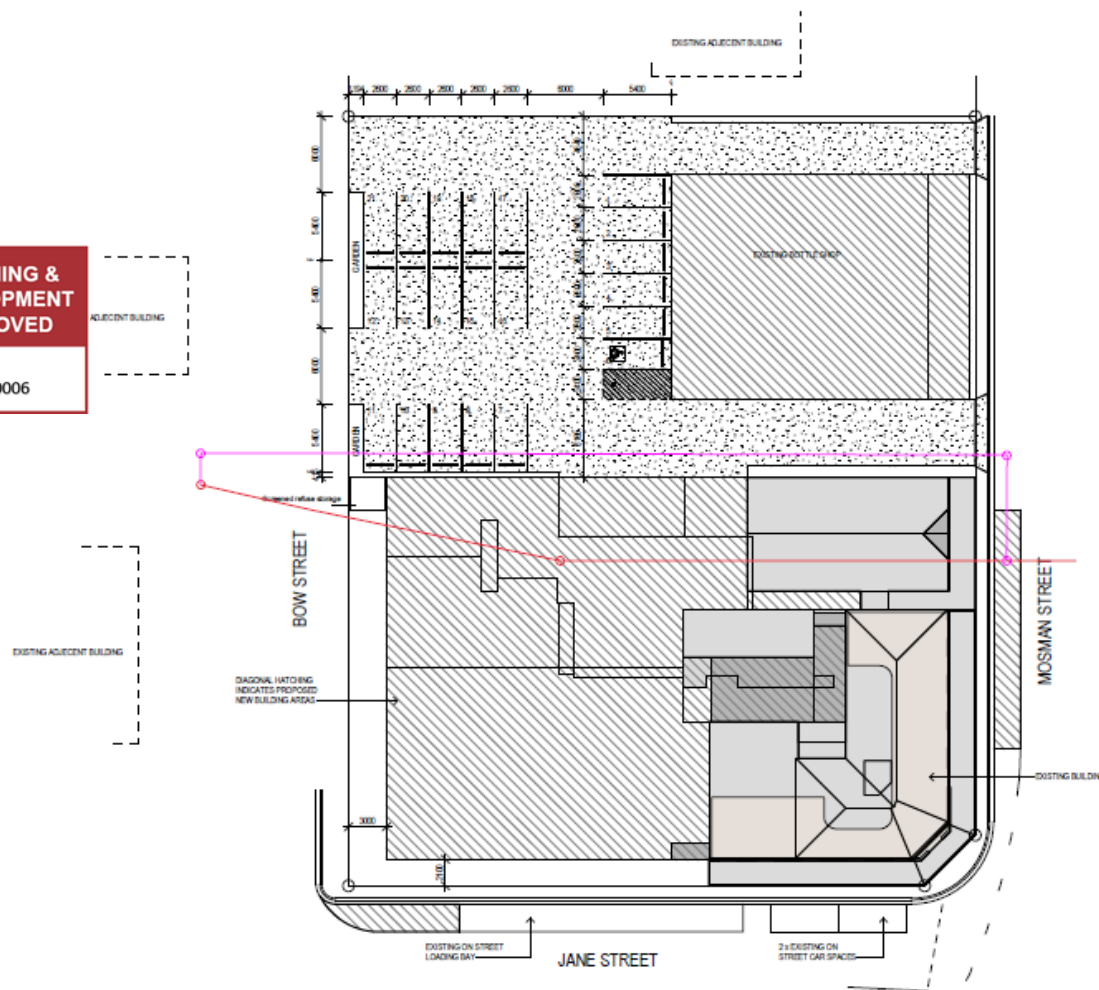
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2023-011-C	DD 11	4

ADMINISTRATION: 12 Mosman Street Charters Towers Qld 4820 Australia

PH. (07) 4761 5300 | F. (07) 4761 5344 | E. mail@charters Towers.qld.gov.au | ABN. 67 731 313 583

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REAL PROPERTY DESCRIPTION
LOT 5 ON SP 219857
AREA OF LAND: 3029m²
LOCAL GOVERNMENT: CHARTERS TOWERS COUNCIL

NOTES:

- NOTES:
1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
 2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
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BUILDING DESIGN OPEN RISE



Project: RENOVATIONS & EXTENSION

Client: WAVERLY HOTEL

Location: 19 MOSMAN STREET,
CHARTERS TOWERS

TITLE: SITE PLAN - GENERAL

Date: 02.06.23 Drawn: N.H

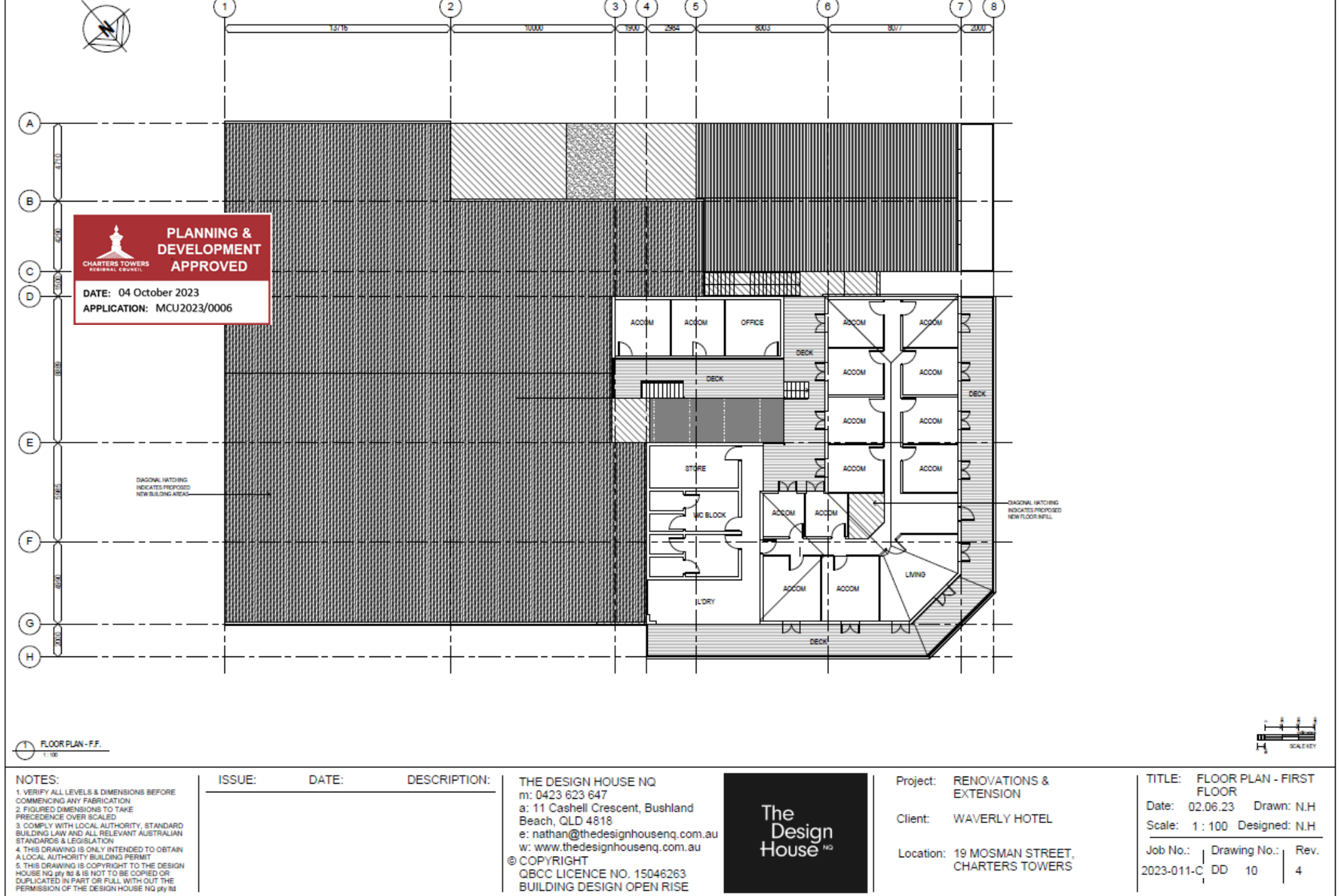
Scale: 1 : 200 Designed: N.H

Job No.:	Drawing No.:	Rev.
2023-011-C	DD 08	4

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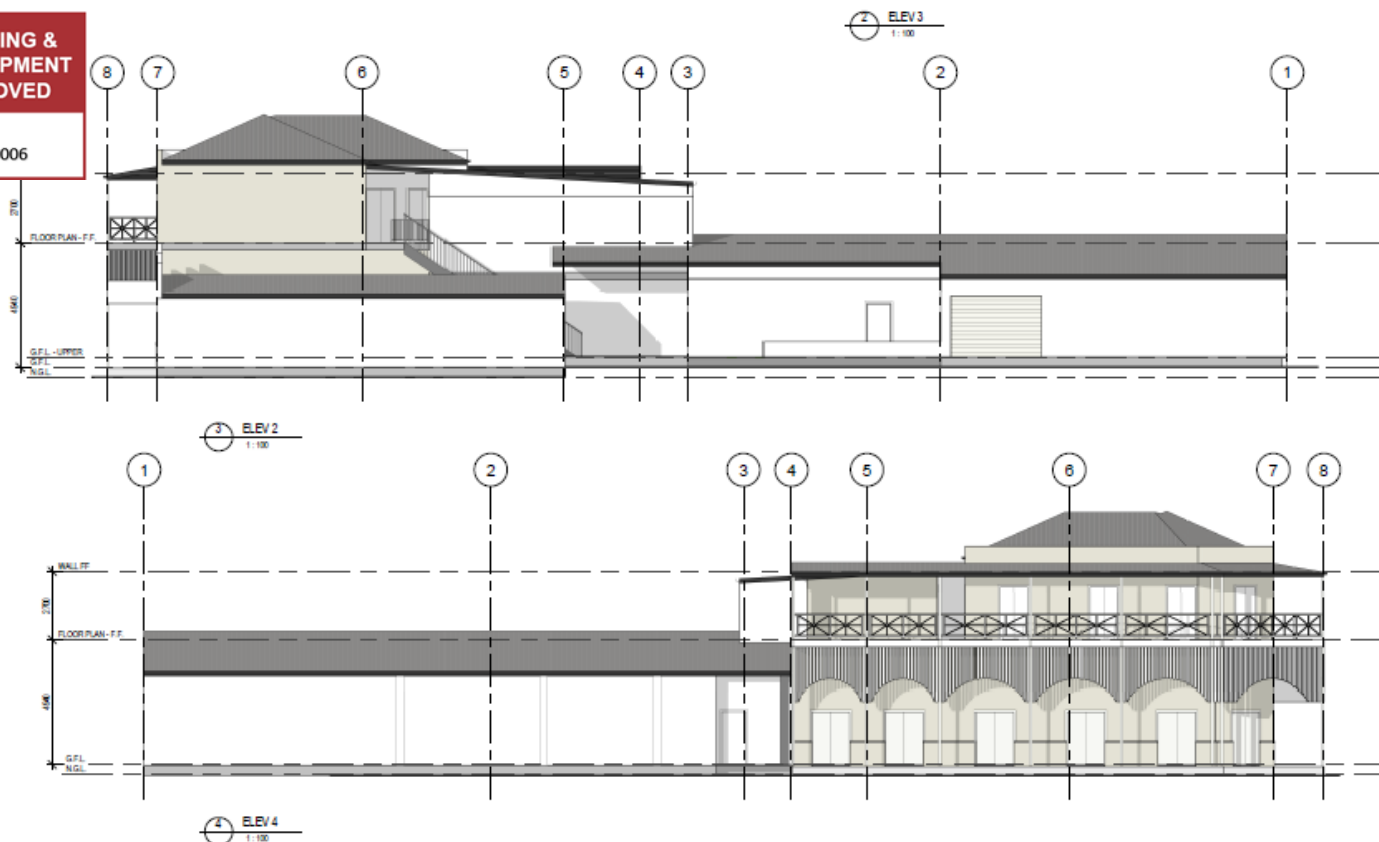
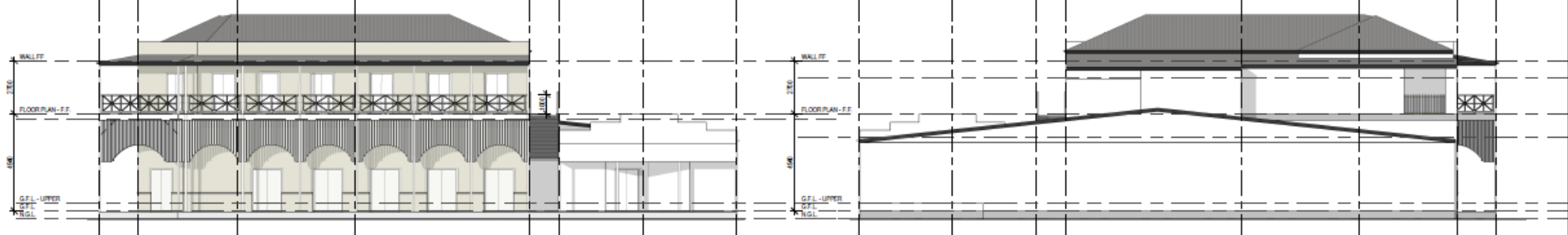


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The
Design
House^{NQ}

Project: RENOVATIONS & EXTENSION

Client: WAVERLY HOTEL

Location: 19 MOSMAN STREET,
CHARTERS TOWERS

TITLE: ELEVATIONS

Date: 02.06.23 Drawn: Author
Scale: 1 : 100 Designed: Designer

Job No.:	Drawing No.:	Rev.
2023-011-C	DD 11	4

ADMINISTRATION: 12 Mosman Street Charters Towers Qld 4820 Australia

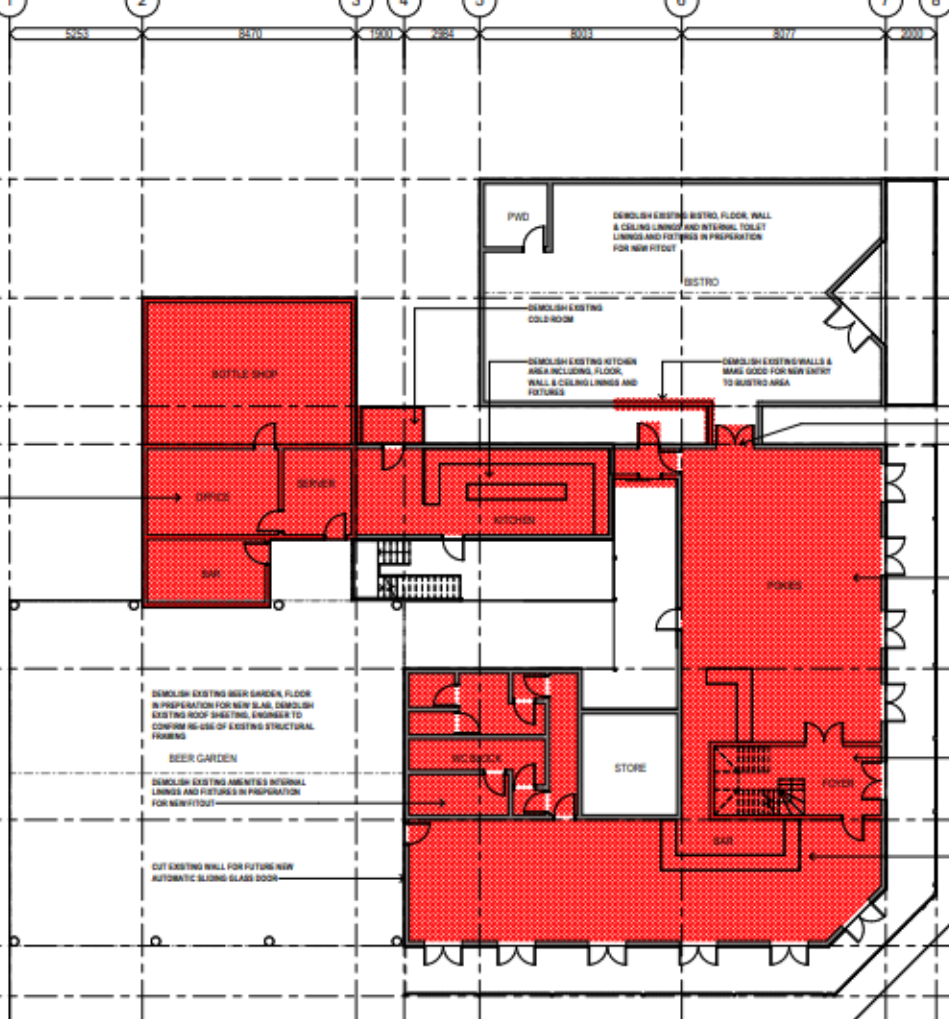
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DEMOLISH EXISTING POKER ROOM REMOVE ALL FLOOR WALL & CEILING COVERINGS

DEMOLISH EXISTING FOYER REMOVE ALL FLOOR WALL & CEILING COVERINGS, STAIRS AND INTERNAL WALLS

DEMOLISH EXISTING BAR AREA REMOVE ALL FLOOR WALL & CEILING COVERINGS, DEMOLISH EXISTING BAR

DEMOLITION PLAN - G.F.
1:100



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The
Design
House^{NO}

Project: RENOVATIONS & EXTENSION

Client: WAVERLY HOTEL

Location: 19 MOSMAN STREET,
CHARTERS TOWERS

TITLE: DEMOLITION PLAN - GF

Date: 23.01.23 Drawn: N.H

Scale: 1 : 100 Designed: N.H

Job No.:	Drawing No.:	Rev.
2023-011-C	DD 06	1

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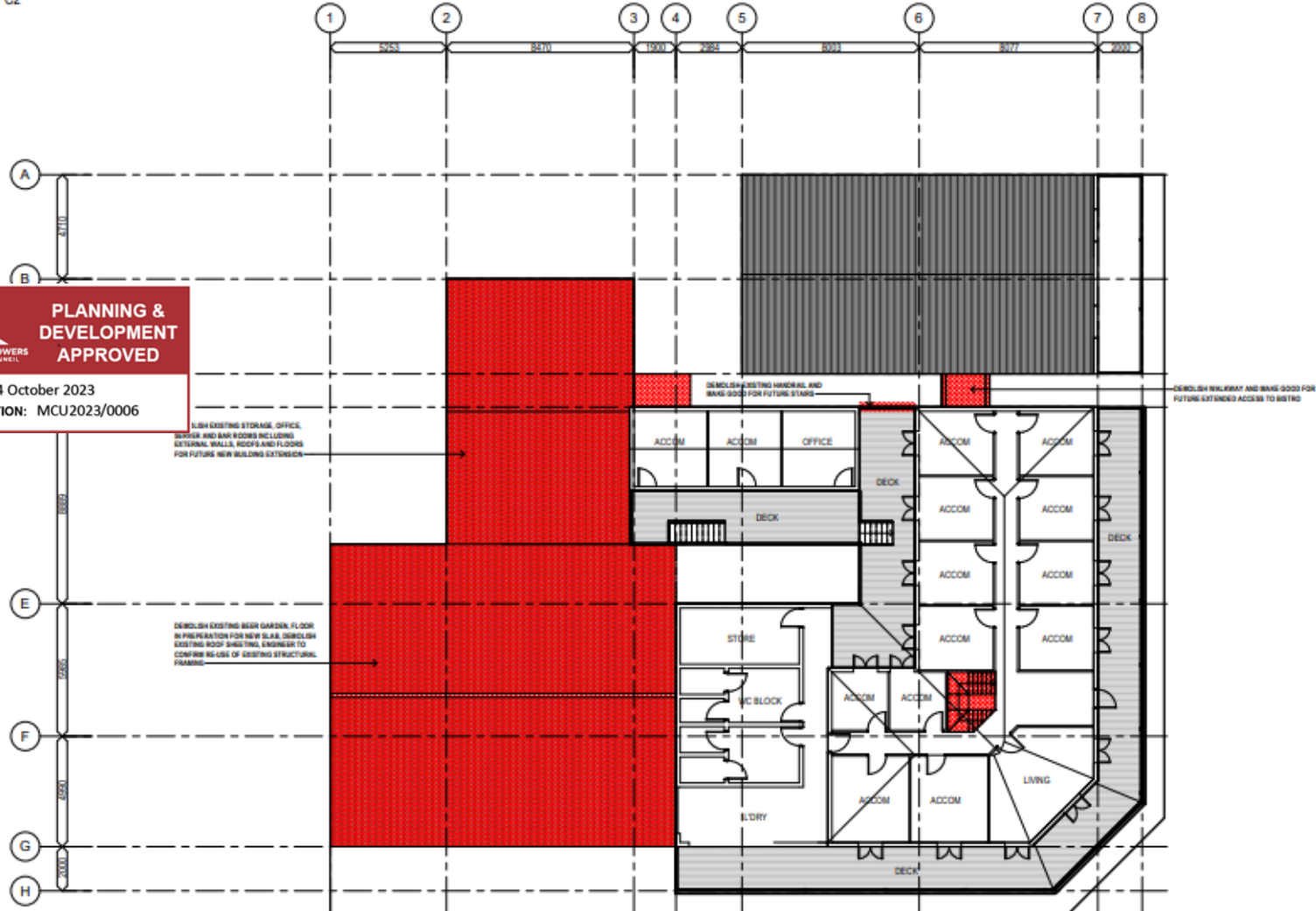
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PLANNING & DEVELOPMENT APPROVED

DATE: 04 October 2023
APPLICATION: MCU2023/0006



DEMOLITION PLAN - F.F.
1:100



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The Design House^{NO}

Project: RENOVATIONS & EXTENSION

Client: WAVERLY HOTEL

Location: 19 MOSMAN STREET, CHARTERS TOWERS

TITLE: DEMOLITION PLAN - FF

Date: 23.01.23 Drawn: N.H

Scale: 1:100 Designed: N.H

Job No.: Drawing No.: Rev.
2023-011-C DD 07 1

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